



Lampards

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4a Lonsdale Road,
Queens park,
NW6 6RD

Linacre Road, NW2

£550,000

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Set on a quiet residential road in the heart of Willesden Green, this ground floor extended flat offers over 800 sq/ft of well proportioned accommodation and the benefit of sole use of a private west facing garden. The property is held on a 999 year lease and is conveniently located close to Willesden Green Underground Station as well as the wide range of local shops, cafés and amenities nearby.

The flat opens into an entrance hall which leads through to a large reception room at the front of the property. The room has high ceilings and retains original features including cornicing, traditional skirting, stripped wooden floors and a original fireplace, creating a bright and comfortable living space.

There are two good sized bedrooms positioned toward the middle and rear of the flat, both offering good natural light and flexible use.

The kitchen is modern and well laid out, with ample storage and work surfaces. It leads through to a conservatory which works well as a breakfast or dining area and provides direct access to the garden.

The private garden sits to the rear of the property and offers a pleasant outdoor space which can be enjoyed throughout the year.



Lampards

Linacre Road, NW2
Two beds, 701 sq ft - 119 sq ft (balcony garden)



- Ground floor flat on a quiet road in Willesden Green
- Large reception room with high ceilings
- Modern fitted kitchen
- Direct access to a private West facing garden
- Within easy reach of local shops, cafés and amenities
- Two good sized bedrooms
- Original features including cornicing & fireplaces
- Conservatory extension used as a breakfast or dining room
- Close to Willesden Green Underground Station
- 999 year lease



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

